

169.0

0009

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
725,400 / 725,400
725,400 / 725,400
725,400 / 725,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		DOW AVE, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	COSTIKYAN NANCY S/ TRUSTEE	
Owner 2:	NANCY S COSTIKYAN 2007 TRUST	
Owner 3:		

Street 1:	42 DOW AVE
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER	
Owner 1:	COSTIKYAN NANCY S/ETAL/TRS -
Owner 2:	MALACHY A SHAW-JONES 2007 TR -

Street 1:	42 DOW AVE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION	
This parcel contains 7,500 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Wood Shingle Exterior and 2027 Square Feet, with 1 And 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo
Street
Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
	No of Units Depth / PriceUnits
101	One Family 7500
	Sq. Ft. Site
	0 70. 0.867

IN PROCESS APPRAISAL SUMMARY

Legal Description							
101	7500.000	273,900		451,500	725,400		
Total Card	0.172	273,900		451,500	725,400	Entered Lot Size	
Total Parcel	0.172	273,900		451,500	725,400	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	357.87	/Parcel: 357.8	Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	273,900	0	7,500.	451,500	725,400	725,400	Year End Roll	12/18/2019
2019	101	FV	226,400	0	7,500.	451,500	677,900	677,900	Year End Roll	1/3/2019
2018	101	FV	226,400	0	7,500.	380,600	607,000	607,000	Year End Roll	12/20/2017
2017	101	FV	226,400	0	7,500.	348,300	574,700	574,700	Year End Roll	1/3/2017
2016	101	FV	226,400	0	7,500.	296,700	523,100	523,100	Year End	1/4/2016
2015	101	FV	212,700	0	7,500.	258,000	470,700	470,700	Year End Roll	12/11/2014
2014	101	FV	212,700	0	7,500.	238,700	451,400	451,400	Year End Roll	12/16/2013
2013	101	FV	212,700	0	7,500.	227,000	439,700	439,700		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
COSTIKYAN NANCY	1564-67	1	10/23/2020	Convenience	100
COSTIKYAN NANCY	1456-132		9/8/2017	Intra-Corp	325,000
COSTIKYAN NANCY	1456-132		7/29/2014	Convenience	100
COSTIKYAN KATHR	1340-91		7/9/2007		425,000
WILSTEIN ROBERT	1159-38		7/26/1996		223,500

BUILDING PERMITS									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	
5/7/2018	561	Re-Roof	24,650	C					
5/7/2018	562	Re-Roof	6,440	C				front roof	
7/16/2007	572	Addition	124,107	C				1 STORYW/DECK	
3/16/2005	160	Wood-Sto	2,500			G6	GR FY06		
10/6/2004	1039	Shed	3,500						
6/14/2001	458	Dormers	58,000	C				2ND FLOOR DORMER	

ACTIVITY INFORMATION									
Date	Result	By	Name						
7/31/2018	MEAS&NOTICE	CC	Chris C						
3/20/2018	SQ Returned	EMK	Ellen K						
10/14/2008	Meas/Inspect	163	PATRIOT						
5/24/2002	Permit Visit	PM	Peter M						
12/15/1999	Meas/Inspect	243	PATRIOT						
1/1/1982		GP							

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



13100!
PRINT
Date Time
12/11/20 03:06:33
LAST REV
Date Time
11/06/20 09:34:47
mmcmakin

Prior Id # 1: 112292
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS								SKETCH					
Type:	5 - Cape			Full Bath:	1	Rating:	Good									24	8		Sum Area By Label :		
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:	1	Rating:	Average									11	WDK	(258)	FFL = 1176		
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:										22	2		BMT = 956		
Foundation:	1 - Concrete			A 3QBth:		Rating:										6			WDK = 258		
Frame:	1 - Wood			1/2 Bath:		Rating:															
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:															
Sec Wall:		%		OthrFix:		Rating:															
Roof Struct:	1 - Gable			OTHER FEATURES																	
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average														
Color:	YELLOW			A Kits:		Rating:															
View / Desir:				Fpl:	2	Rating:	Average														
GENERAL INFORMATION				WSFlue:	1	Rating:	Average														
Grade:	C - Average			CONDOS INFORMATION																	
Year Blt:	1938	Eff Yr Blt:		Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct:	G6	Fact: .		Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING								RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	Exterior:				No Unit	RMS	BRS	FL						
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:				1	6	2							
Sec Int Wall:		%		Economic:			%	Additions:													
Partition:	T - Typical			Special:			%	Kitchen:													
Prim Floors:	3 - Hardwood			Override:			%	Baths:													
Sec Floors:	4 - Carpet	25	%	Total:	26.4		%	Plumbing:													
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:													
Subfloor:				COMPARABLE SALES				Heating:													
Bsmnt Gar:	1			Rate				Parcel ID	Typ	Date	Sale Price	General:									
Electric:	3 - Typical			Rate								Totals				1	6	2			
Insulation:	2 - Typical			Adj \$ / SQ:				105.00													
Int vs Ext:	S			Size Adj.:				1.23724830													
Heat Fuel:	2 - Gas			Const Adj.:				0.98745072													
Heat Type:	5 - Steam			Adj \$ / SQ:				128.281													
# Heat Sys:	1			Other Features:				97500													
% Heated:	100	% AC:		Grade Factor:				1.00													
Solar HW:	NO	Central Vac:		NBHD Inf:				1.00000000													
% Com Wall:		% Sprinkled:		NBHD Mod:																	
				WtAv\$/SQ:					AvRate:		Ind.Val										
				LUC Factor:				1.00													
				Adj Total:				372152													
				Juris. Factor:				1.00		Before Depr:	128.28										
				Depreciation:				98248													
				Special Features:				0		Val/Su Net:	91.24										
				Final Total:				273900		Val/Su SzAd	153.19										
				Depreciated Total:				273904													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 169.0-0009-0004.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value			
2	Frame Shed	D	Y		10X16	G	GD	2004	0.00	T	9	101									
More: N	Total Yard Items:					Total Special Features:								Total:							